

## CIVIL DIVISION

## Arbitration Awards

(Continued from Page 1, Column 3)

**Thomas vs Sheffey**; LT-15-000870; D-attorney: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent and end of lease term, for damages in the amount of \$6,225.50 for rent through November, 2015. Dated 11/05/15. Notice of award sent. Arbitration Board #37026

**PA Housing Inc. vs Henn**; LT-15-000896; D-attorney: Pro Se; Award for Plaintiff on claim for possession based on breach of lease condition, other than non-payment of rent, for damages in the amount of \$2,596.00, \$1,600.00 for rent and \$996.00 utilities. Dated 11/05/15. Notice of award sent. Arbitration Board #37027B

**Brandywine Agency Inc. vs Thomas**; LT-15-000897; D-attorney: Pro Se; Award for Plaintiff on claim for damages in the amount of \$2,770.00, \$2,270.00 for rent and \$500.00 attorney fee. Award takes into consideration credit for security deposit. Dated 11/05/15. Notice of award sent. Arbitration Board #37025

**Reaves, et al vs Green, et al**; LT-15-000910; P-attorney: Pro Se; Non Jury Verdict Dated 11/05/15, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$7,410.00 plus cost. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of property located at: 35 Cross Street, Pittsburgh, PA 15221. The award for possession is based solely on the failure to pay rent. Plaintiff's request to release escrow funds is Granted. Any monies shall be released and applied to the verdict. Colville, J. 3 notices of verdict mailed on 11/06/15

**Rodgers vs Buwell**; LT-15-000911; P-attorney: Pro Se; Non Jury Verdict Dated 11/05/15, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$1,330.36 plus cost. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of property located at: 233 Dale St., McKeesport, PA 15132. The award for possession is based solely on the failure to pay rent. Plaintiff's request to release escrow funds is Granted. Any monies shall be released and applied to the verdict. Colville, J. 2 notices of verdict mailed on 11/06/15

**Hyman vs Cercone**; LT-15-000915; D-attorney: Pro Se; Award for Plaintiff on claims: for possession based on end of lease term, for damages in the amount of \$1,059.00, \$800.00 for rent and \$259.00 utilities. Dated 11/05/15. Notice of award sent. Arbitration Board #37027B

**Rahamim vs Chatman**; LT-15-000916; P-attorney: Brad N Sommer; Award for Defendant/Plaintiff. Award in favor of the Defendant on Plaintiff's claim for possession. Award for Plaintiff on claim for damages in the amount of \$2,385.00 for rent for September, October and November. Dated 11/05/15. Notice of award sent. Arbitration Board #37026

**Pgh Properties LLC vs Morton**; LT-15-000921; D-attorney: Pro Se; Award for Plaintiff in the amount of \$1,429.38. All amounts in escrow to be released to Plaintiff promptly. Escrow obligation to remain in effect for any further proceedings. Dated 11/05/15. Notice of award sent. Arbitration Board #37027B

**AnnAsh LLC vs McKee, et al**; LT-15-000922; D-attorney: Pro Se; Non Jury Verdict Dated 11/05/15, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$1,911.50 plus cost. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of property located at: 480 Ohio River Blvd., Pittsburgh, PA 15202. The award for possession is based solely on the failure to pay rent. Plaintiff's request to release escrow funds is Granted. Any monies shall be released and applied to the verdict. Colville, J. 3 notices of verdict mailed on 11/06/15

**Fricke vs Turner**; LT-15-000928; D-attorney: Pro Se; Non Jury Verdict Dated 11/05/15, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$2,550.00 plus cost. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of property located at: 148 State St., Wilmerding, PA 15148. The award for possession is based solely on the failure to pay rent. Plaintiff's request to release escrow funds is Granted. Any monies shall be released and applied to the verdict. Colville, J. 2 notices of verdict mailed on 11/06/15

**John Snyder LLC vs Lewis**; LT-15-000929; D-attorney: Pro Se; Award Ex Parte for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$3,580.00 for rent. Dated 11/05/15. For failure of defendant to appear at 10:05 am. Notice of award sent. Arbitration Board #37027

## LEGAL ADS

**Legal notices that are published in the Pittsburgh Legal Journal are done so pursuant to Title 45 Pa. Code 101 et seq. and various local court rules. The Pittsburgh Legal Journal does not edit any legal advertisement for substance or content, only for format of the publication.**

## Estate Notice

Letters have been granted on the estate of each of the following decedents to the personal representative named, who requests all persons having claims against the estate of the decedent to make known the same in writing to his/her attorney, and all persons indebted to the decedent to make payment without delay:

Brown, Russell W., deceased, of Monroeville, PA. No. 6708 of 2015. Racheal L. Bolte, Admrx., 162 Mill Street, Verona, PA 15147 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Ste. 100, Oakmont, PA 15139-2039.

15-07209 Nov 24; Dec 1, 8, 2015

Cass, Alice L., deceased, of Baldwin, PA. No. 04695 of 2015. Wayne Paul Cass, Extr., 154 Del Rio Drive, Pittsburgh, PA 15236 or to Robert F. McCabe, Jr., Esq., Lindsay McCabe & Lee, P.O. Box 175, 526 Broadway, Pitcairn, PA 15140-0175.

15-07210 Nov 24; Dec 1, 8, 2015

Harbist, John, deceased, of Pittsburgh, PA. No. 6739 of 2015. Edward Harbist, Extr., c/o Theodore M. Trbovich, Esq., 511 Greenfield Ave., Pittsburgh, PA 15207.

15-07211 Nov 24; Dec 1, 8, 2015

Hughes, Jr., Elwood T., deceased, of Upper St. Clair, PA. No. 06795 of 2015. Robert S. Hughes, Extr., 6276 Mere Drive, Mason, OH 45040 or to Peter Y. Herchenrother, Esq., Sherrard, German & Kelly, P.C., 535 Smithfield St., Ste. 300, Pittsburgh, PA 15222.

15-07212 Nov 24; Dec 1, 8, 2015

Janeda, Robert, deceased, of Imperial, PA. No. 06432 of 2015. Christy L. Sebastian, Extr., c/o Paul W. Stefano, Esq., 1901 Lawyers Bldg., 428 Forbes Ave., Pittsburgh, PA 15219.

15-07213 Nov 24; Dec 1, 8, 2015

Judy, Daniel L., deceased, of Robinson Twp., PA. No. 6740 of 2015. Charles R. Judy, Extr., c/o Orlando R. Sodini, Esq., Thompson, Calkins & Sutter, LLC, 850 Ridge Ave., Ste. 300, Pittsburgh, PA 15212.

15-07214 Nov 24; Dec 1, 8, 2015

Killian, Gary Lee, deceased, of Penn Hills, PA. No. 6643 of 2015. Catherine Kirchartz, Extr., 696 Milltown Road, New Kensington, PA 15068 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Ste. 100, Oakmont, PA 15139-2039.

15-07215 Nov 24; Dec 1, 8, 2015

Konchak, Frank, deceased, of Wall, PA. No. 06829 of 2015. Agnes Sigler, Extr., 301 Meadow Dr., Elizabeth, PA 15037 or to Robert C. Lucas, Esq., 101 Simpson Howell Rd., Elizabeth, PA 15037-2424.

15-07216 Nov 24; Dec 1, 8, 2015

Niehaus, Daniel V., deceased, of Penn Hills, PA. No. 06875 of 2015. Patricia Carlson Koehler, Admrx. and Atty., 337 Freeport Rd., Aspinwall, PA 15215-3109.

15-07217 Nov 24; Dec 1, 8, 2015

Pesce, Lawrence F., deceased, of Sewickley, PA. No. 6811 of 2015. Lawrence A. Pesce, Admrx., c/o Frederick E. Liechti, Esq., 7190 Steubenville Pike, Oakdale, PA 15071.

15-07218 Nov 24; Dec 1, 8, 2015

Rhodes, Margaret H., deceased, of South Park, PA. No. 6828 of 2015. Mary Jo Stehle, Extr., 3014 Valley Ridge Rd., McKeesport, PA 15133 or to Robert C. Lucas, Esq., 101 Simpson Howell Rd., Elizabeth, PA 15037-2424.

15-07219 Nov 24; Dec 1, 8, 2015

Roskov, John M., deceased, of Monroeville, PA. No. 5824 of 2015. Deonna Ann Roskov, Admrx., 2739 4th St., Monroeville, PA 15146 or to Gregory A. Evashavik, Esq., Evashavik, DiLucente & Tetlow, LLC, Grant Bldg., 310 Grant St., Ste. 1801, Pittsburgh, PA 15219.

15-07220 Nov 24; Dec 1, 8, 2015

Sabatelle, Ann Marie, deceased, of Sewickley, PA. No. 06294 of 2015. Lynda S. Sassic, Extr., 426 S. Lang Avenue, Pittsburgh, PA 15238.

15-07221 Nov 24; Dec 1, 8, 2015

Schafer, Edward R., deceased, of Crafton, PA. No. 6242 of 2015. William T. Schafer, Extr., 92 Estella Ave., Pittsburgh, PA 15211.

15-07222 Nov 24; Dec 1, 8, 2015

Seminora, Margaret, deceased, of Penn Hills, PA. No. 6644 of 2015. Robyn A. Brady, Extr., 3323 Delaware Street, Pittsburgh, PA 15214 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Ste. 100, Oakmont, PA 15139-2039.

15-07229 Nov 24; Dec 1, 8, 2015

Smith, Jr., George A., deceased, of South Park, PA. No. 06812 of 2015. Eric M. Smith, Co-Extr., 5307 Blossom Road, Pittsburgh, PA 15236 and P. Ronald Cooper, Co-Extr. and Atty., Cooper, Owen & Renner, PC, 3809 Willow Ave., Pittsburgh, PA 15234.

15-07230 Nov 24; Dec 1, 8, 2015

Vita, Virginia, deceased, of Pittsburgh, PA. No. 06554 of 2015. Silvana G. Niro, Extr., c/o Charles J. Jacques, III, Esq., Jacques & Jacques, P.C., 2125 Freeport Road, Natrona Heights, PA 15065.

15-00572w Nov 24; Dec 1, 8, 2015

Blaser, James L., deceased, of Pittsburgh, PA. No. 06670 of 2015. Pamela Blaser, Extr., c/o Sean J. Carmody, Esq., Patberg, Carmody & Ging, P.C., Deutschtown Center, 801 Vinial St., 3rd Fl., Pittsburgh, PA 15212.

15-07020 Nov 17, 24; Dec 1, 2015

Boehm, Jason Paul a/k/a Jason P. Boehm, deceased, of Pittsburgh, PA. No. 06648 of 2015. Antoinette R. Boehm, Admrx., 233 Fordyce Street, Pittsburgh, PA 15210 or to Stefanie L. Pate, Esq., Leech Tishman, 525 William Penn Pl., 28th Fl., Pittsburgh, PA 15219.

15-07021 Nov 17, 24; Dec 1, 2015

Cannata, Frances B., deceased, of Homestead, PA. No. 6635 of 2015. Elaine R. Stevens, Admrx., 354 W. 14th St., Homestead, PA 15120 or to Robert C. Lucas, Esq., 101 Simpson Howell Rd., Elizabeth, PA 15037-2424.

15-07022 Nov 17, 24; Dec 1, 2015

Dicker, Patricia, deceased, of McMurray, PA. No. 06622 of 2015. Thomas E. Dicker, Co-Extr., 1111 Nancy Drive, Bridgeville, PA 15017 and Terry Schad, Co-Extr., 1380 Pesavento Drive, Bridgeville, PA 15017 or to John A. Tumolo, Esq., 1500 Frick Bldg., 437 Grant St., Pittsburgh, PA 15219.

15-07023 Nov 17, 24; Dec 1, 2015

Ebbert, Lowrie C. a/k/a Lowrie Childs Ebbert a/k/a Lowrie Childs Wurts Ebbert, deceased, of Pittsburgh, PA. No. 06595 of 2015. PNC Bank, National Association, Extr., c/o Roberta L. Milligan, Vice President, 620 Liberty Avenue, 33rd Floor, Locator P2-PTPP-33-1, Pittsburgh, PA 15222 or to John Campbell Harmon, Esq., Lovett Bookman Harmon Marks, LLP, Fifth Avenue Pl., 120 Fifth Ave., Ste. 2900, Pittsburgh, PA 15222.

15-07024 Nov 17, 24; Dec 1, 2015

Fox, Howard Lee, deceased, of Pittsburgh, PA. No. 05995 of 2015. Michael D. Fox, Admrx., 10 Dunmoyle Place, Pittsburgh, PA 15217 or to Jillian F. Zacks, Esq., Strassburger McKenna Gutnick & Gefsly, Four Gateway Center, 444 Liberty Ave., Ste. 2200, Pittsburgh, PA 15222.

15-07025 Nov 17, 24; Dec 1, 2015

Franczyk, Grace C., deceased, of Pittsburgh, PA. No. 06675 of 2015. Robert Minsky, Co-Extr. and Jean Poniatowski, Co-Extr., c/o Sean J. Carmody, Esq., Patberg, Carmody & Ging, P.C., Deutschtown Center, 801 Vinial St., 3rd Fl., Pittsburgh, PA 15212.

15-07026 Nov 17, 24; Dec 1, 2015

Gaetano, Ralph R., deceased, of Bethel Park, PA. No. 05583 of 2015. Mark A. Gaetano, Admrx., c/o Joan Shinavski, Esq., McKay & Associates, P.C., 3755 Library Rd., Ste. 301, Pittsburgh, PA 15234.

15-07027 Nov 17, 24; Dec 1, 2015

Jordan, William R., deceased, of Pittsburgh, PA. No. 6586 of 2015. Virginia Jones, Extr., c/o Paul M. Daniels, Esq., Paul M. Daniels & Associates, 2403 Sidney St., Ste. 250-B, Pittsburgh, PA 15203.

15-07028 Nov 17, 24; Dec 1, 2015

Klein, Jr., Edward J., deceased, of Bridgeville Borough, PA. No. 06348 of 2015. Ronald G. Johnson, Extr., 736 Boyce Road, Bridgeville, PA 15017 or to Robin L. Rarie, Esq., Brenlove & Fuller, LLC, P.O. Box 36, 401 Washington Ave., Bridgeville, PA 15017.

15-07029 Nov 17, 24; Dec 1, 2015

Koch, Audrey A. a/k/a Audrey Koch, deceased, of Pittsburgh, PA. No. 06283 of 2015. James Guest, Extr., c/o Frank Arcuri, Esq., 125 South College St., Washington, PA 15301.

15-07030 Nov 17, 24; Dec 1, 2015

Kuzmanko, Susan G., deceased, of Pittsburgh, PA. No. 06565 of 2015. Robin L. Kuzmanko, Admrx., 139 Lynnwood Ave., East Pittsburgh, PA 15112 or to Gusti A.E. Sunseri & Associates, 1290 Freeport Rd., Pittsburgh, PA 15238.

15-07031 Nov 17, 24; Dec 1, 2015

Newell, Anne C., deceased, of Pittsburgh, PA. No. 06627 of 2015. Catherine Newell, Extr., 205 London Towne Drive, Pittsburgh, PA 15226 or to M. Elizabeth Williams, Esq., 108 Lexington Ave., Pittsburgh, PA 15215.

15-07032 Nov 17, 24; Dec 1, 2015

Orris, Marion T. a/k/a Marion T. Basilone a/k/a Marian B. Orris a/k/a Marian T. Basilone, deceased, of Cheswick, PA. No. 05344 of 2015. James G. Basilone, Extr., c/o Lillian Orzechowski, Esq., PO Box 77, Springdale, PA 15144.

15-07033 Nov 17, 24; Dec 1, 2015

Peterson, Gary J., deceased, of Pittsburgh, PA. No. 6082 of 2015. Sonya Klein, Extr., 4728 Old Boston Road, Pittsburgh, PA 15227 or to Paul M. Daniels, Esq., Paul M. Daniels & Associates, 2403 Sidney St., Ste. 250-B, Pittsburgh, PA 15203.

15-07034 Nov 17, 24; Dec 1, 2015

Shiflet, Shirley G. a/k/a Shirley Shiflet, deceased, of Mt. Lebanon, PA. No. 06347 of 2015. Sherman Shiflet, Extr., 211 Newburn Drive, Pittsburgh, PA 15216.

15-07035 Nov 17, 24; Dec 1, 2015

Snyder, III, W. P. a/k/a William P. Snyder, III, deceased, of Borough of Sewickley, PA. No. 00959 of 2015. Thomas J. Dempsey, Jr., Admrx. Pendente Lite or to Mario Santilli, Jr., Esq., Cohen & Grigsby, P.C., 625 Liberty Ave., Pittsburgh, PA 15222-3152.

15-07036 Nov 17, 24; Dec 1, 2015

Cirrincone, Helen Gayle, deceased, of Borough of Sewickley, PA. No. 06149 of 2015.

Vincent J. Cirrincone, Jr., Co-Extr. and Laurie A. Waller, Co-Extr., c/o Michael W. Nalli, Esq., Michael W. Nalli, PC, 150 Pleasant Dr., Ste. 101, Aliquippa, PA 15001.

15-06919 Nov 10, 17, 24, 2015

Fabio, Anthony, deceased, of Pittsburgh, PA. No. 6505 of 2015. Lori Slope-Rostek, Extr., c/o Joseph S. Bielecki, Esq., 1200 Sarah St., Pittsburgh, PA 15203.

15-06916 Nov 10, 17, 24, 2015

Fabok, John Alan a/k/a John A. Fabok, deceased, of Pittsburgh, PA. No. 6507 of 2015. Caroline Pertsch, Admrx., c/o Joseph S. Bielecki, Esq., 1200 Sarah St., Pittsburgh, PA 15203.

15-06917 Nov 10, 17, 24, 2015

Fax, Gloria B., deceased, of Pittsburgh, PA. No. 6475 of 2015. William F. Thorn, Jr., Admrx., 627 Midtown Square, Pittsburgh, PA 15219 or to Sanford P. Gross, Esq., 101 Freeport Rd., Pittsburgh, PA 15215.

15-06918 Nov 10, 17, 24, 2015

Palombia, Joan C., deceased, of Pittsburgh, PA. No. 06115 of 2015. Gary A. Palombia, Extr., 769 Broughton Road, Pittsburgh, PA 15102 or to Russell G. Roll, Esq., PO Box 15325, Pittsburgh, PA 15237.

15-00551w Nov 10, 17, 24, 2015

Rogowski, Evelyn M., deceased, of Pittsburgh, PA. No. 6544 of 2015. Shirley Costello Iwanonkiw, Extr., c/o Joseph S. Bielecki, Esq., 1200 Sarah St., Pittsburgh, PA 15203.

15-06920 Nov 10, 17, 24, 2015

Sodini, Zelinda, deceased, of Pittsburgh, PA. No. 06346 of 2015. Charles G. Sodini, Extr., c/o Nancy L. Rackoff, Esq., Tener, Van Kirk, Wolf & Moore, P.C., One Oxford Ctr., 301 Grant St., Ste. 2100, Pittsburgh, PA 15219.

15-06921 Nov 10, 17, 24, 2015

Articles of Incorporation  
Business Corporation

Blumling & Gusky, LLP, 1200 Koppers Bldg., 436 Seventh Ave., Pittsburgh, PA 15219. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is Gateway Clipper Café, Inc.

15-07227 Nov 24, 2015

Articles of Incorporation  
Business Corporation

Eric J. Yandrich, Esq., Law Offices of Eric J. Yandrich, 2101 Greentree Rd., Ste. A101B, Pittsburgh, PA 15220. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is EG Global Consulting, Inc.

15-07228 Nov 24, 2015

Articles of Incorporation  
Nonprofit Corporation

Deborah Beck, Esq., Deborah Beck Consulting, LLC, 86 Mayfair Dr., Pittsburgh, PA 15228-1104. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on October 30, 2015, with respect to a nonprofit corporation, Brookline Teen Outreach, which has been incorporated under the Nonprofit Corporation Law of 1988.

15-07224 Nov 24, 2015

## Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-15-018272. In re: Petition of Razak Wahab Abedalla, for change of name to Razak Surrey. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, January 6, 2016, at 9:45 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

15-00571w Nov 24, 2015

## Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-15-19216. In re: Petition of Suzanne Hughes, Biological Mother of Brandon Robert Ausburn, for change of his name to Brandon Robert Hughes. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Tuesday, January 5, 2016, at 9:45 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

15-07225 Nov 24, 2015

## Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-15-018046. In re: Petition of Jeffrey Legoria Weaver, for change of name to Robert Joseph Stokan. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Thursday, December 10, 2015, at 9:45 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for. Marsha



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The Allegheny County Bar Association is excited to announce a new benefit to all our members. Starting immediately, you save 15% off the general public price on every book available on the American Bar Association webstore [ShopABA.org](http://ShopABA.org).

Simply use our special Allegheny County Bar Association discount code **ACBAR** when checking out at [ShopABA.org](http://ShopABA.org).

Plus, for every dollar you spend, the Allegheny County Bar Association also receives a royalty payment from the ABA. Your purchases help support the member services we offer.

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2. Call 1-800-285-2221 between 8:30 a.m. - 6:00 p.m. ET and use our special discount code **ACBAR**

H. Grayson, Grayson Law Firm, LLC, 401 Wood St., Ste. 850, Pittsburgh, PA 15222, Attorney for Petitioner.

15-07226 Nov 24, 2015

**Fictitious Name Registration**

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of Wyndebirk Books, with its principal office or place of business at 225 East Swissvale Avenue, Apartment 1, Pittsburgh, Pennsylvania 15218-1465. The names and addresses of all persons who are parties to the registration are: David Hammerstein, 225 East Swissvale Avenue, Apartment 1, Pittsburgh, PA 15218-1465.

15-00573w Nov 24, 2015

**Fictitious Name Registration**

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of The Corporate Jungle, with its principal office or place of business at 510 Stonedage Ct., Pittsburgh, PA 15239. The names and addresses of all persons who are parties to the registration are: Chris Garbark, 510 Stonedage Ct., Pittsburgh, PA 15239.

15-07223 Nov 24, 2015

**Notice**

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division  
Case NO. MG-14-001380

U.S. Bank National Association, as Trustee, for Specialty Underwriting and Residential Finance Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-AB2, Plaintiff vs.

Lisa Parish, Known Heir of Dolores I. Rizzo, Deceased Mortgagor and Real Owner, Vicki Smith, Known Heir of Dolores I. Rizzo, Deceased Mortgagor and Real Owner and Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title, or interest from or under Dolores I. Rizzo, Deceased Mortgagor and Real Owner, Defendants

Notice of Sheriff's Sale of Real Estate  
To: Lisa Parish, Known Heir of Dolores I. Rizzo, Deceased Mortgagor and Real Owner, 3143 Bradbury Drive, Aliquippa, PA 15001

Lisa Parish, Known Heir of Dolores I. Rizzo, Deceased Mortgagor and Real Owner, 20 Evans Avenue, Pittsburgh, PA 15205

Vicki Smith, Known Heir of Dolores I. Rizzo, Deceased Mortgagor and Real Owner, 28 Klinger Road, Canonsburg, PA 15317

Vicki Smith, Known Heir of Dolores I. Rizzo, Deceased Mortgagor and Real Owner, 20 Evans Avenue, Pittsburgh, PA 15205

Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title, or interest from or under Dolores I. Rizzo, Deceased Mortgagor and Real Owner, 20 Evans Avenue, Pittsburgh, PA 15205

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.

Your house (real estate) at 20 Evans Avenue, Pittsburgh, PA 15205 is scheduled to be sold at the Sheriff's Sale on January 4, 2016 at 9:00 a.m., in Allegheny County, Fourth Floor, Gold Room, Courthouse, Pittsburgh, PA 15219 to enforce the judgment of \$133,244.15 obtained by U.S. Bank National Association, as Trustee, for Specialty Underwriting and Residential Finance Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-AB2 (the mortgagee) against you. As a result, a writ of execution has been issued in the amount of \$135,322.87.

NOTICE OF OWNER'S RIGHT  
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take immediate action:

The sale will be cancelled if you pay to the mortgagee the Back payments, late charges, costs and reasonable attorneys Fees due. To find out how much you must pay, you may call: 856-482-1400.

1. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

2. You may also be able to stop the sale through other legal proceedings.

3. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 412-350-4704.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will be recorded only if the purchaser pays the Sheriff the full amount of the bid. To find out if this has happened yet, you may call the Sheriff's Office at 412-350-4704.

4. If the amount due from the purchaser is not paid to the Sheriff, the sale must be rescheduled.

5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer will bring legal proceedings, if necessary, to evict you.

6. You may be entitled to a share of the proceeds which were paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff within 30 days of the Sale. The schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the Schedule of Distribution.

7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, CONTACT THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lawyer Referral Service  
Allegheny County Bar Association  
Koppers Building  
436 Seventh Ave., 3rd Fl.  
Pittsburgh, PA 15219  
412-261-5555

Neighborhood Legal Services Association  
928 Penn Avenue  
Pittsburgh, PA 15222  
412-255-6700

Robert W. Williams, Esquire  
15-07266 Nov 24, 2015

**Notice of Sheriff's Sale**

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division  
No. GD-14-008875

Bank of America, N.A., Plaintiff vs. Marcia Carter a/k/a Marcia A. Carter, Defendant  
Notice of Sheriff's Sale of Real Estate

To: Marcia Carter a/k/a Marcia A. Carter, Defendant, whose last known addresses are 133 Lee Street, Apt. 309, Carnegie, PA 15106 and 781 Bower Hill Road, Bridgeville, PA 15017. THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY. Your house (real estate) at 781 Bower Hill Road, Bridgeville, PA 15017 is scheduled to be sold at Sheriff's Sale on January 4, 2016 (postponed from December 7, 2015) at 9:00 a.m., in Allegheny County, 4th Fl., Gold Rm., Courthouse, Pittsburgh, PA to enforce the judgment of \$45,598.75 obtained by Bank of America, N.A. (the mortgagee) against you. As a result, a writ of execution has been issued in the amount of \$48,293. Property Description: All the Right, Title, Interest and Claim of Marcia Carter a/k/a Marcia A. Carter Of, In, and To the Following Described Property: All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bridgeville: Having erected thereon a dwelling being known and numbered as 781 Bower Hill Road, Bridgeville, PA 15017. Deed Book Volume #10645, Page #100. Block and Lot #0255-M-00259-0000-00.

Udren Law Offices, P.C., Attys. for Plaintiff, 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003-3620, 856.669.5400.

15-07287 Nov 24, 2015

**Notice of Action in Mortgage Foreclosure**

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Action-Law  
NO. MG-15-1131

CitiMortgage, Inc., Successor by Merger with CitiFinancial Mortgage Company, Inc., Plaintiff vs. Donna Dunmire, in Her Capacity as Successor Trustee to The Ted and Margaret A. Howell Revocable Living Trust and as Heir of Ted Howell and Margaret A. Howell, Deceased, Mike Howell, Solely in his Capacity as Heir of Ted Howell, Deceased, Tim Howell, Solely in his Capacity as Heir of Ted Howell, Deceased and Unknown Heirs of Ted Howell and Margaret A. Howell, Individually and as Co-Trustees of the Ted Howell and Margaret A. Howell Revocable Living Trust, Defendants TO: The Unknown Heirs of Ted Howell and Margaret A. Howell, Individually and as Co-Trustees of the Ted Howell and Margaret A. Howell Revocable Living Trust, Defendant(s), whose last known address is 447 Russellwood Avenue a/k/a 447 Russell Wood Avenue, McKees Rocks, PA 15136.

COMPLAINT IN MORTGAGE FORECLOSURE  
You are hereby notified that Plaintiff, CitiMortgage, Inc., Successor by Merger with CitiFinancial Mortgage Company, Inc., has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Allegheny County, Pennsylvania, docketed to NO. MG-15-1131, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 447 Russellwood Avenue a/k/a 447 Russell Wood Avenue, McKees Rocks, PA 15136, whereupon your property would be sold by the Sheriff of Allegheny County.

NOTICE  
YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so

the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. Lawyer Referral Service, Allegheny County Bar Assoc., Koppers Bldg., 436 7th Ave., 3rd Fl., Pittsburgh, PA 15219, 412.261.5555. Jill Manuel-Coughlin, Jolanta Pekalska, Harry B. Reese, Matthew J. McDonnell & Jessica N. Manis, Attys. for Plaintiff, Powers, Kim & Associates, LLC, Eight Neshaminy Interplex, Suite 215, Trevoise, PA 19053, 215.942.2090.

15-07267 Nov 24, 2015

**Notice of Condemnation**

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division

In the Matter of Condemnation by the Redevelopment Authority of Allegheny County of certain parcels of land in The Borough of East McKeesport, Borough of Coraopolis, Township of Stowe, Borough of Homestead, Township of South Versailles, Borough of Braddock Hills, Borough of West Mifflin, Township of Ross, Borough of North Braddock and Borough of Millvale, Allegheny County, Pennsylvania, being property of:

Case No: GD-15-20022

Three 16, LLC, a Nevada Limited Liability Company, his heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of East McKeesport, Allegheny County, PA, located at 982 5th Avenue, Being designated as Block and Lot No. 547-B-176 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-15-20045

Daniel W. Henshawe and Lisa M. Henshawe, their heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of East McKeesport, Allegheny County, PA, located at 507 Chicora Street, Being designated as Block and Lot No. 547-B-343 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-15-20048

Daniel Mamkhegov, his heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of East McKeesport, Allegheny County, PA, located at 418 Leslie Street, Being designated as Block and Lot No. 547-J-148 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-15-20024

Marlaine Vernell Denson, her heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of Coraopolis, Allegheny County, PA, located at 624 4th Avenue, Being designated as Block and Lot No. 420-R-62 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-15-20023

Richard G. Snyder, Jr., his heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Township of Stowe, Allegheny County, PA, located at 1127 9th Street, Being designated as Block and Lot No. 72-B-284 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-15-20046

Sidney E. Shanks, her heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of Coraopolis, Allegheny County, PA, located at 804 5th Avenue, Being designated as Block and Lot No. 419-D-320 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-15-20033

Rivertown Builders, its successors and assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of Homestead, Allegheny County, PA, located at E. 12th Avenue, Being designated as Block and Lot No. 130-P-382 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-15-20035

Genevieve C. Unites, her heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Township of South Versailles, Allegheny County, PA, located at Railroad Street, Being designated as Block and Lot No. 759-R-34 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-15-20032

Linell Harris and Ernes M. Harris, their heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of Braddock Hills, Allegheny County, PA, located at 808 Garfield Avenue, Being designated as Block and Lot No. 300-E-313 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-15-20028

Estate of John Davis, Deceased, his heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of West Mifflin, Allegheny County, PA, located at Lewis Run Road, Being designated as Block and Lot No. 469-B-105 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-15-20034

David W. Steen, his heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of Coraopolis, Allegheny County, PA, located at 418 Chestnut Street, Being designated as Block and Lot No. 342-K-335 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-15-20027

Estate of Jane Painter, Deceased, her heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of South Versailles, Allegheny County, PA, located at 705 Railroad Street Rear, Being designated as Block and Lot No. 759-L-172 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-15-20029

Louise E. Grier, her heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Township of Ross, Allegheny County, PA, located at Spruce Street, Being designated as Block and Lot No. 516-B-187 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-15-20025

Otto Carlson and Amanda Carlson, their heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Township of Ross, Allegheny County, PA, located at Hemlock Street, Being designated as Block and Lot No. 516-A-16 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-15-20047

Joseph Wolf Land Company, its successors or assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of North Braddock, Allegheny County, PA, located at Weiler Avenue, Being designated as Block and Lot No. 375-F-180 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-15-20026

Marie K. Kightlinger, her heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Township of Ross, Allegheny County, PA, located at Maple Avenue, Being designated as Block and Lot No. 516-A-58 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-15-20021

Joseph J. Podany and Mary J. Podany, their heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of Millvale, Allegheny County, PA, located at 804 North Avenue, Being designated as Block and Lot No. 118-G-87 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-15-20030

Elizabeth A. Gibson, her heirs, executors, administrators, successors, assigns or any

other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Township of South Versailles, Allegheny County, PA, located at Railroad Street, Being designated as Block and Lot No. 759-R-18 in the Department of Real Estate of Allegheny County, Pennsylvania.

Notice to Condemnees of Condemnation  
In accordance with Section 405 of the Eminent Domain Law of the General Assembly of the Commonwealth of Pennsylvania, the Redevelopment Authority of Allegheny County hereby gives notice that:

1. The Redevelopment Authority of Allegheny County filed a Declaration of Taking on the 13th day of November, 2015, for Docket Nos. GD-15-20022, GD-15-20045, GD-15-20048, GD-15-20024, GD-15-20023, GD-15-20046, GD-15-20033, GD-15-20035, GD-15-20032, GD-15-20028, GD-15-20034, GD-15-20027, GD-15-20029, GD-15-20025, GD-15-20047, GD-15-20026, GD-15-20021 and GD-15-20030, in the Court of Common Pleas of Allegheny County, Pennsylvania, pursuant to the requirements of the Act of June 22, 1964, P.L. No. 84, as amended 26 Pa. C.S.A. § 101 et seq., known as the "Eminent Domain Code". The address of the Redevelopment Authority of Allegheny County is One Chatham Center, Suite 900, 112 Washington Place, Pittsburgh, Allegheny County, Pennsylvania.

2. This condemnation is specifically authorized by Sections 12, and 12.1 of the Urban Redevelopment Law, Act of May 24, 1945, P.L. 991 as amended, 35 P.S. § 1701 et seq.

3. The Board of the Redevelopment Authority of Allegheny County (hereinafter "Board") by Resolutions duly adopted on May 22, 2015, condemned the properties referred to above at, GD-15-20028; and by Resolution duly adopted on June 19, 2015, condemned the property referred to above at, GD-15-20048; and by Resolution duly adopted on July 17, 2015, condemned the properties referred to above at, GD-15-20022, GD-15-20045, GD-15-20024, GD-15-20033, GD-15-20035, GD-15-20032, GD-15-20034, GD-15-20027, GD-15-20029, GD-15-20025, GD-15-20047, GD-15-20026, GD-15-20021 and GD-15-20030, and authorized the Director, the Manager of Housing and Human Services and the Authorities Manager of said Authority to execute and file the aforementioned Declarations of Taking.

4. The purpose of this condemnation is to effectuate the public purpose of the redevelopment of blighted properties in the Borough of East McKeesport, Borough of Coraopolis, Township of Stowe, Borough of Homestead, Township of South Versailles, Borough of Braddock Hills, Borough of West Mifflin, Township of Ross, Borough of North Braddock and Borough of Millvale.

5. The nature of the title acquired hereby is the absolute fee simple title whether fee simple or lesser estates, together with all easements, rights of way and real property interests of whatever nature.

6. These properties have been condemned in their entirety as of the dates set forth in Paragraph 1 above.

7. A plan showing the condemned properties may be inspected at the offices of the Redevelopment Authority of Allegheny County, One Chatham Center, Suite 900, 112 Washington Place, Pittsburgh, Allegheny County, Pennsylvania.

8. Just compensation has been secured by the bond of the Redevelopment Authority of Allegheny County, filed with each Declaration of Taking.

9. If you wish to challenge the power or right of the Condemnor, the Redevelopment Authority of Allegheny County, to appropriate the condemned property, the sufficiency of the security, the procedure followed by the Condemnor, or the Declaration of Taking, you are required to file Preliminary Objections with the Court of Common Pleas of Allegheny County, Pennsylvania, within thirty (30) days after publication of this Notice.

FURTHERMORE, NOTICE IS HEREBY GIVEN that the Authority, pursuant to Section 522 of the Eminent Domain Code of 1964 (26 Pa. C.S.A. Section 522) will, no less than twenty (20) days subsequent to the expiration of the statutory period for the filing of Preliminary Objections to the Declarations of Taking, present a petition to the Court of Common Pleas of Allegheny County to deposit into court the just compensation estimated by the Authority to be due all parties in interest for damages sustained as a result of the condemnation of the properties herein involved.

William G. Merchant, Esquire  
Attorney for the Redevelopment Authority  
15-07265 Nov 24, 2015

Allegheny County  
Bar Association  
Raising the Bar  
on Legal and Community Service

CLASSIFIED

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READ.  
THEN  
RECYCLE.

